

## COMMERCIAL END, SWAFFHAM BULBECK



### Guide Price: £600,000

Royal Oak House is a beautifully presented 4 bedroom double-fronted, former Victorian Public House in the picturesque village of Swaffham Bulbeck. The property has been extensively renovated in the last 3 years.



### Features

- ✓ Period Property
- ✓ Grade II Listed
- ✓ Utility Room
- ✓ Single Garage in Block
- ✓ Allocated Parking Space
- ✓ Village Location

### ANTONY DAVIS

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## NEW LISTING

Antony Davis are pleased to offer this beautifully presented 4 bedroom double-fronted, former Victorian Public House in the picturesque village of Swaffham Bulbeck. This property has been extensively renovated in the last 3 years, offering a fantastic new kitchen/dining room, large utility room, cellar, good size lounge and 4 bedrooms.

Swaffham Bulbeck is on the East side of Cambridge, close to some of the major roads in and out of Cambridge.

### Ground Floor

As you enter the property through the large solid wood door, you enter the large welcoming hallway with an opening that takes you through to the beautifully presented Kitchen:

**Kitchen/Dining Room:** Dual aspect kitchen with windows to both front and rear aspect, beautifully presented newly fitted kitchen with a good range of wall and base units, integral appliances, granite worktops, oak flooring, newly fitted feature log burner. Access to the cellar through an opening hatch in the floor. Door to the left that takes you through the utility room.

**Utility Room:** A great additional room, with dual aspect windows to the front with a window and door to the courtyard garden. Good range of extra units and worktop space, storage, along with plumbing.

To the left of the hallway, entrance to a good size lounge with a beautiful newly installed stone fire surround with log burner, oak flooring.

Further into the hallway is a newly renovated cloakroom with a WC, wash basin and radiator.



## First Floor

Gallery landing with small window to the rear aspect, doors leading to:

Bedroom 1: Good size room with sash window to front aspect, radiator.

Bedroom 2: Further double room with sash window to front aspect, radiator.

Bedroom 3: Another double bedroom with sash window to side aspect, radiator.

Bedroom 4: window to rear aspect, radiator.

Bathroom: Bathtub, and shower cubicle with WC and wash basin, sash window to front aspect.

## Outside

There is a selection of shrubs to the front and side of the utility room, with a fenced courtyard garden to the rear of the property that is accessed through a rear gate.

There is also a garage in a block to the rear of the property and an allocated parking space for one vehicle.

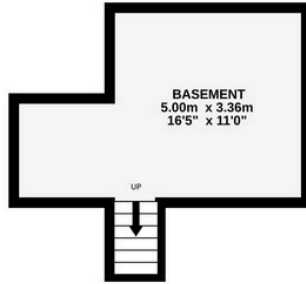
Swaffham Bulbeck is a charming and sought-after village, renowned for its impressive collection of attractive, listed homes. The village is home to a highly regarded Church of England primary school, with secondary education provided at Bottisham Village College. Just under 2 miles away in the neighbouring village of Lode, you will find the National Trust's Anglesey Abbey, which features a garden centre, a coffee shop/restaurant, and scenic walking paths.

The village offers a range of amenities, including a post office and store, the Black Horse Inn pub, a recreation ground with a children's play area, and a beautiful church. Further amenities can be found in Cambridge and the surrounding villages.

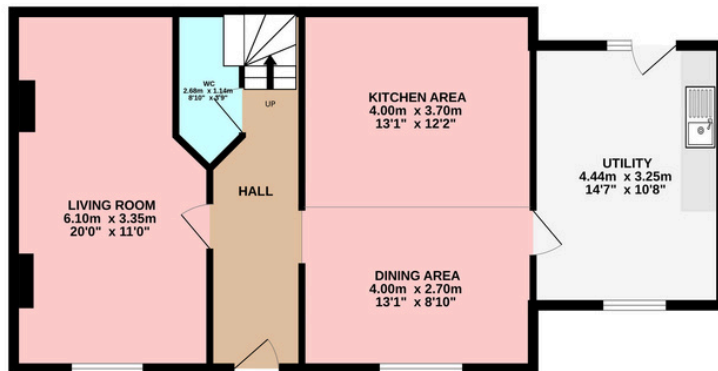
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



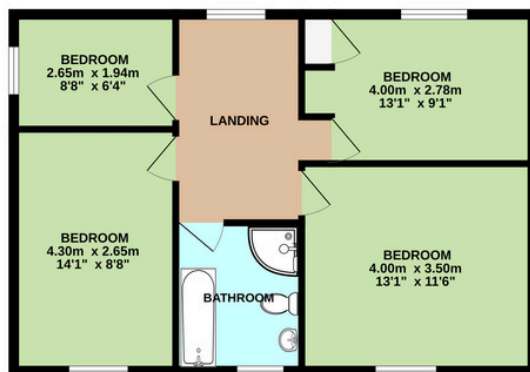
BASEMENT  
15.2 sq.m. (164 sq.ft.) approx.



GROUND FLOOR  
68.0 sq.m. (732 sq.ft.) approx.



1ST FLOOR  
54.2 sq.m. (583 sq.ft.) approx.



TOTAL FLOOR AREA : 137.4 sq.m. (1479 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD  
COUNCIL TAX BAND: D  
LOCAL AUTHORITY: EAST CAMBRIDGESHIRE DISTRICT

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